



## Construction Costs Adelaide

July 2013

### Building Costs for the Adelaide Market

July 2013  
Figures Excl GST

#### Range

#### COMMERCIAL OFFICES

■ Over 20 storey offices – premium grade CBD facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$3,700	\$4,100
■ Over 20 storey offices – “A” grade CBD facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$3,300	\$3,700
■ Up to 20 storey offices – medium grade facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$2,800	\$3,300
■ Up to 8 storey offices – medium grade facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$2,500	\$2,700
■ Up to 2 storey offices - medium grade facilities and finishes with air conditioning, no lift and no sprinklers	per sqm	\$1,400	\$1,800

#### RETAIL

■ Regional shopping complex – high standard including major stores, specialty shops and enclosed malls	per sqm	\$2,350	\$2,800
■ Suburban supermarkets with air conditioning, excluding fitout	per sqm	\$1,750	\$2,100
■ Suburban department stores with air conditioning, excluding fitout	per sqm	\$1,500	\$2,150
■ Suburban specialty shops – shell only	per sqm	\$1,100	\$1,400
■ Suburban enclosed mall area – medium standard with air conditioning	per sqm	\$1,700	\$2,100
■ Bulky goods warehouse style retail with air conditioning excluding fitout	per sqm	\$1,050	\$1,300

#### RESIDENTIAL

■ Single project home up to 250 sqm – medium standard, brick veneer, with normal site cost for flat site	per sqm	\$950	\$1,375
■ 2 storey townhouse – medium standard	per sqm	\$1,550	\$1,900
■ 2 storey townhouse – high standard	per sqm	\$1,850	\$2,400
■ 3 storey apartments – medium standard	per sqm	\$1,700	\$2,100
■ 3 storey apartments – high standard, air conditioning	per sqm	\$2,300	\$2,800
■ Multi storey apartments – medium standard, lift	per sqm	\$2,800	\$3,300
■ Multi storey apartments – high standard, air conditioning, lift	per sqm	\$3,300	\$3,860
■ Apartment balconies	per sqm	\$670	\$1,360

#### INDUSTRIAL

■ Up to 10m high warehouse – basic standard, metal clad walls, no sprinklers (up to 5,000 sqm)	per sqm	\$620	\$775
■ Up to 10m high warehouse – basic standard, metal clad walls, no sprinklers (over 5,000 sqm)	per sqm	\$600	\$720
■ Up to 10m high warehouse – medium standard, precast walls, no sprinklers (up to 5,000 sqm)	per sqm	\$775	\$970
■ Up to 10m high warehouse – medium standard, precast walls, no sprinklers (over 5,000 sqm)	per sqm	\$670	\$825
■ Up to 10m warehouse – high standard, precast walls, sprinklers (up to 5,000 sqm)	per sqm	\$950	\$1,150
■ Up to 10m high warehouse – high standard, precast walls, sprinklers (over 5,000 sqm)	per sqm	\$850	\$1,150
■ Truck hardstand, 175 RC slab, drainage, linemarking	per sqm	\$100	\$150

## Building Costs for the Adelaide Market

### HOTELS

- 1 or 2 storey brick motel – medium standard, dining facilities, air conditioning, excluding fitout
- Fitout to 1 or 2 storey motel – medium standard
- Multi storey 3 star hotel, restaurant, public areas, air conditioning, excluding fitout
- Fitout to 3 star hotel
- Multi storey 5 star hotel, restaurants, public areas, air conditioning, excluding fitout
- Fitout to 5 star hotel

### CAR PARKING

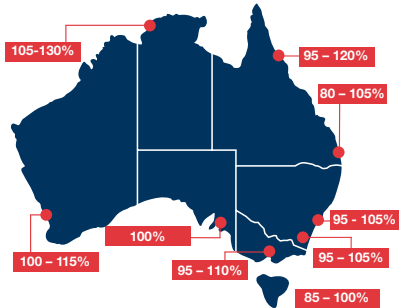
- Open bitumen car parking, drainage, linemarking (30 sqm/car)
- 2 to 3 storey parking station, concrete structure, no lifts, no mechanical ventilation, no sprinklers (30 – 35 sqm/car)
- Multi storey parking station, concrete structure, lift, no mechanical ventilation, no sprinklers (30 – 35 sqm/car)
- Underground, below offices, concrete structure, excavation, lifts, mechanical ventilation, sprinklers (35 – 40 sqm/car)

		July 2013 Excl GST	
		Range	
per sqm	\$1,750	\$2,100	
per rm	\$20,000	\$31,000	
per sqm	\$3,200	\$4,000	
per rm	\$29,000	\$52,500	
per sqm	\$4,200	\$4,800	
per rm	\$63,000	\$92,000	
per sqm	\$85	\$100	
per sqm	\$700	\$900	
per sqm	\$700	\$900	
per sqm	\$1,150	\$1,550	

## Regional Variations – Major Cities

It must be stressed that the information on this datacard represents a guide to a range of indicative construction costs for gross building areas, based within Adelaide.

This guide is for use in initial broad feasibilities only and we recommend that you contact your nearest Napier & Blakeley office to ensure accurate project specific costings.



Please contact your nearest Napier & Blakeley office to obtain datacards based on Melbourne, Sydney and South East QLD construction costs.

- **Quantity Surveying**
- **Financier's Project Certifying**
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